

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number ____
Meeting Date: 08/01/02

SUBJECT: TEMPE SANTA FE PALMS TOWNHOMES
#ZON-2002.05 #SGF-2002.40 #SBD-2002.41 #SPD-2002.42

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

BRIEF: This is the first public hearing for Tempe Santa Fe Palms Townhomes for a zoning change from PCC-1 to R1-PAD, an Amended General Plan of Development, a Final Subdivision Plat, and a Preliminary and Final PAD, located at 1707 East Libra Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **TEMPE SANTA FE PALMS TOWNHOMES** (Trustar L.L.C., Jeff Wissler, property owner) for a zoning change from PCC-1 to R1-PAD, the 5th Amended General and Final Plan of Development, a Preliminary and Final Subdivision plat, and a Preliminary and Final PAD for 22 two-story townhomes, located at 1707 East Libra Drive. The following approval is requested from the City of Tempe:

#ZON-2002.05 ORDINANCE NO. 808.2002.05 A zoning change from PCC-1, Planned Neighborhood Commercial Center to R1-PAD, One Family Residential on 1.98 net acres (Parcel #1).

#SGF-2002.40 5th Amended General and Final Plan of Development for Tempe Santa Fe Palms, Parcel #2 (21,850 s.f., building area on 2.73 net acres) and parcel #3 (2,400 s.f., building area, 600 s.f. patio area, on 0.997 net acres) consisting of a total 24,850 s.f. on 3.727 net acres in the PCC-1 Zoning District. This amendment excludes Parcel #1.

#SBD-2002.41 A Preliminary and Final Subdivision plat for 22 lots and 4 tracts on 1.98 net acres.

#SPD-2002.42 A Preliminary and Final Planned Area Development (PAD) for Tempe Santa Fe Palms Townhomes, consisting of 22 two-story town-homes, on 1.98 net acres (Parcel #1).

Document Name: 20020801devsrh07 **Supporting Documents:** Yes

SUMMARY: Santa Fe Palms Commercial Center includes four parcels zoned PCC-1. Part of this request is to re-zone Parcel #1 (undeveloped land) to R1-PAD. This change also amends the recorded General Plan of Development deleting Parcel #1 from the plan of record. A re-plat of Parcel #1 and Parcel #2 makes minor adjustment to the property line boundaries creating two new lots, Lot 1 and Lot 2. Lot 1 then is further subdivided into 22 proposed two-story townhomes. General Plan 2020 designates this neighborhood commercial center, including the townhome site, as mixed use, a combination of residential, office, and commercial. This request meets General Plan 2020 requirement. Staff received a letter of support but indicating concern that the townhomes may become rentals in the future. The R1-PAD is a single family category and each unit has its own lot. The applicant's intent is to provide home ownership opportunities. Staff recommends approval subject to conditions.

RECOMMENDATION: Staff – Approval Planning Commission – Approval, 6-0 Vote
Public – Comments

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts
 3. Description and Site data
 - 4-5. Comments
 - 6-7. Conditions of Approval
-
- A. Location Map
 - B. Property Owner Letter of Authorization
 - C. Letter of Explanation/Intent
 - D. General Plan of Development
 - E. Amended Final Plat
 - F. Preliminary and Final PAD
 - G. Floor Plans
 - H. Elevations
 - I. Landscape Plan
 - J. Letter of Support
 - K. Existing 4th Amended General Plan of Development
 - L. Ordinance No. 808.2002.05

HISTORY & FACTS:

May 19, 1974.

The City Council approved a zoning change 15.03 acres from R1-6 to PCC-1 (including a General Plan of Development) and RO at the northwest corner of Guadalupe Road and McClintock Drive, subject to conditions.

October 13, 1997.

The City Council approved the Final Development Plan for Continental Bank.

April 18, 1984.

The Design Review Board approved the building elevations, site plan and landscape plan for McClintock Dental Center.

June 21, 1984.

The City Council approved the Amended General and Final Plan of Development for McClintock Commercial Center, Phase II, consisting of 108,000 s.f. on 2.47 acres and located at the southwest corner of Libra Drive and McClintock Drive (File Address - 6300 South McClintock Drive). The following variances were also approved:

- a. Reduce interior side yard setback from 40' to 15'.
- b. Increase building height from 30' to 34'.
- c. Increase building coverage on Phase II from 25% to 34%.

October 26, 1995.

The City Council approved the request by McClintock Building L.L.C. (property owner) for an Amended Final Plan of Development consisting of 9,638 s.f. on 1.01 net acres, including the following:

Use Permit

Allow outdoor dining in the PCC-1 Zoning District.

Variances:

- a. Reduce the minimum rear yard setback from 40' to 30' along the west property line of the site.
- b. Reduce the minimum required street frontage landscaping from 15' to 10' along a portion of McClintock Drive.

August 27, 1998.

The City Council approved the request by Plaza On Guadalupe for a time extension of a Council condition of approval for a General and Final Plan of Development consisting of 39,700 s.f. building area, including arcades, patios, etc., on 5.7 net acres.

January 14, 1999.

The City Council approved the request by Santa Fe Palms for a subdivision Replat (SBD-99.08) for 3 lots on 5.7 acres.

June 11, 2002.

The Planning Commission approved a zoning change from PCC-1 to R1-PAD, an Amended General Plan of Development, a Final Subdivision Plat for 22 lots and four tracts, and a Preliminary and Final PAD for 22 townhomes.

June 21, 2002.

The City Council introduced this request.

DESCRIPTION: Owner – Trustar L.L.C., Jeff Wissler
Applicant – Strata Development, George Ward
Architect – Architectural Design Group, Mark Irby
Engineer – Brady-Aulerich & Associates, Inc., Joseph J. Brahm
Attorney – Gammage & Burnham, Stephen Anderson

Site Data for Zoning Change

Existing zoning – PCC-1
Proposed zoning – R1-PAD
Total site area – 1.98 net acres

5th Amended General Plan of Development

Total Site Area – 3.73 net acres
Total Building Area – 24,850 s.f.
Parcel #2 – 2.73 net acres; 21,850 s.f. building area
Parcel #3 – 0.997 net acres; 3,000 s.f. building area

Preliminary and Final Subdivision Plat (Santa Fe Palms Townhomes)

Total Site Area – 1.98 net acres
Number of Lots – 22 lots
Number of Tracts – 4 tracts

**Preliminary and Final Planned Area Development (PAD)
(Santa Fe Palms Townhomes)**

Total Site Area – 1.98 net acres
Number of Units Proposed – 22 two-story townhomes with garages
Density Proposed – 11 du/acre
Proposed Height – 28 feet
Lot Coverage – 34%
Total Parking Provided – 64 spaces (9 visitor spaces)
Landscaping – 27%

COMMENTS: Santa Fe Palms Commercial Center includes four parcels zoned PCC-1. Part of this request is to re-zone Parcel #1 (the only undeveloped parcel left at this commercial center) to R1-PAD. This change also amends the recorded General Plan of Development deleting Parcel #1 from the plan of record. A re-plat of Parcel #1 and Parcel #2 makes minor adjustment to the property line boundaries creating two new lots, Lot 1 and Lot 2. Lot 1 then becomes the subject site for the proposed 22 two-story townhomes.

General Plan 2020

The Projected Land Use Map of General Plan 2020 currently indicates this site as Mixed Use. As proposed, this project meets the intent of General Plan 2020 by providing a residential component along with existing commercial uses.

Zoning Change

Part of this request is to re-zone Parcel #1 (undeveloped land) to R1-PAD. R1-PAD is a single family residential category with no specific standards, with the intent to encourage creativity on site and building design. Zoning change as an implementation tool to General Plans, is warranted here with this request since it conforms to the General Plan 2020 Projected Land Use designation of mixed use. In addition, this proposal will allow homeownership opportunities on a townhome setting at a density of 11 units per acre. The zoning change appears to be beneficial to the surrounding property owners and the neighborhood in general.

General Plan of Development

This proposal amends the recorded General Plan of Development of Tempe Santa Fe Palms commercial center, deleting Parcel #1 from the plan of record. By rezoning Parcel #1 within this commercial center from PCC-1 to R1-PAD, a General Plan of Development is no longer required for Parcel #1. General Plan of Developments are required for PCC-1 and PCC-2 Zoning Districts.

Amended Final Subdivision Plat

A re-plat of Parcel #1 and Parcel #2 makes minor adjustment to the property line boundaries creating two new lots, Lot 1 and Lot 2. Lot 1 is further subdivided into 22 new lots and four tracts to accommodate the proposed two-story townhomes.

Preliminary and Final Planned Area Development (PAD)

The PAD request includes 22 two-story 2,332 s.f. townhomes. Each unit has 2-car garages as part of the overall design. The townhome design is based on a Santa Fe style architecture using curved stucco parapet walls, exposed wood, and customized wrought iron railings on patio decks. The basic site plan building layout is comprised of five four-plexes (9,328 s.f. each building) and one duplex (4,664 s.f. building). The typical unit has a total of 1,845 s.f. of livable space and 487 s.f. for the two-car garage space. According to the applicant, three-car garages will also be an option for buyers. As part of the amenities, a community swimming pool, ramadas, and visitor parking are offered and located at the north side near the middle area of the project site.

On Site Circulation

The main entrance into this townhome community is located at the north east area of the site, along Libra Drive. The entrance will be closed with a six feet high wrought iron rolling vehicle gate with keyed access. The interior streets (private drives) connect all buildings and garage entrances. A vehicle turn-around circle with upgraded concrete, next to visitor parking, ramadas, and the community pool, is linked by the north end of the hammer head shape drives, located along buildings "C" and "D". A six feet high wrought iron rolling gate will be located at the southwest side area of the site (between buildings "D" and "E"). This driveway will be closed all the time with keyed accessed gate for vehicles, including a pedestrian access gate.

Neighborhood

The surrounding land uses near the proposed townhomes include single family to the north and northwest, office and commercial/retail to the south, and medical offices to the east. A few churches are also located nearby this site.

Public Input

Staff received a letters of support from a neighbor indicating that although she supports the proposed townhomes, she has a concern about those units becoming rentals. There is no guarantee that any existing or future single family homes may or may not become rentals in the future but the intent of Zoning Ordinance 808 through the single family zoning districts is to encourage home ownership. The R1-PAD, the proposed zoning is a single family category. The applicant discussed this proposal to near by residents and obtained 12 signatures supporting this request. At the Planning Commission public hearing, on June 11, 2002, a neighbor and an adjacent property owner expressed concerns about this proposal. But through conditions of approval and details of the project clarified by the applicant, it appears that the neighbors concerns were addressed.

Recommendation

The impact on the surrounding property owners and to the immediate residential neighborhood appears to be positive. Based on the design and quality of the proposed townhomes, this request appears to be an appropriate land use. Staff recommends approval subject to conditions.

REASON(S) FOR APPROVAL:

1. General Plan 2020 designates the Tempe Santa Fe Palms commercial center as mixed use, a combination of residential, office, and commercial. The proposed residential component allows the implementation of the mixed use category as recommended through General Plan 2020.
2. The R1-PAD is a single family category and each unit has its own lot. The applicant's intent is to provide home ownership opportunities.

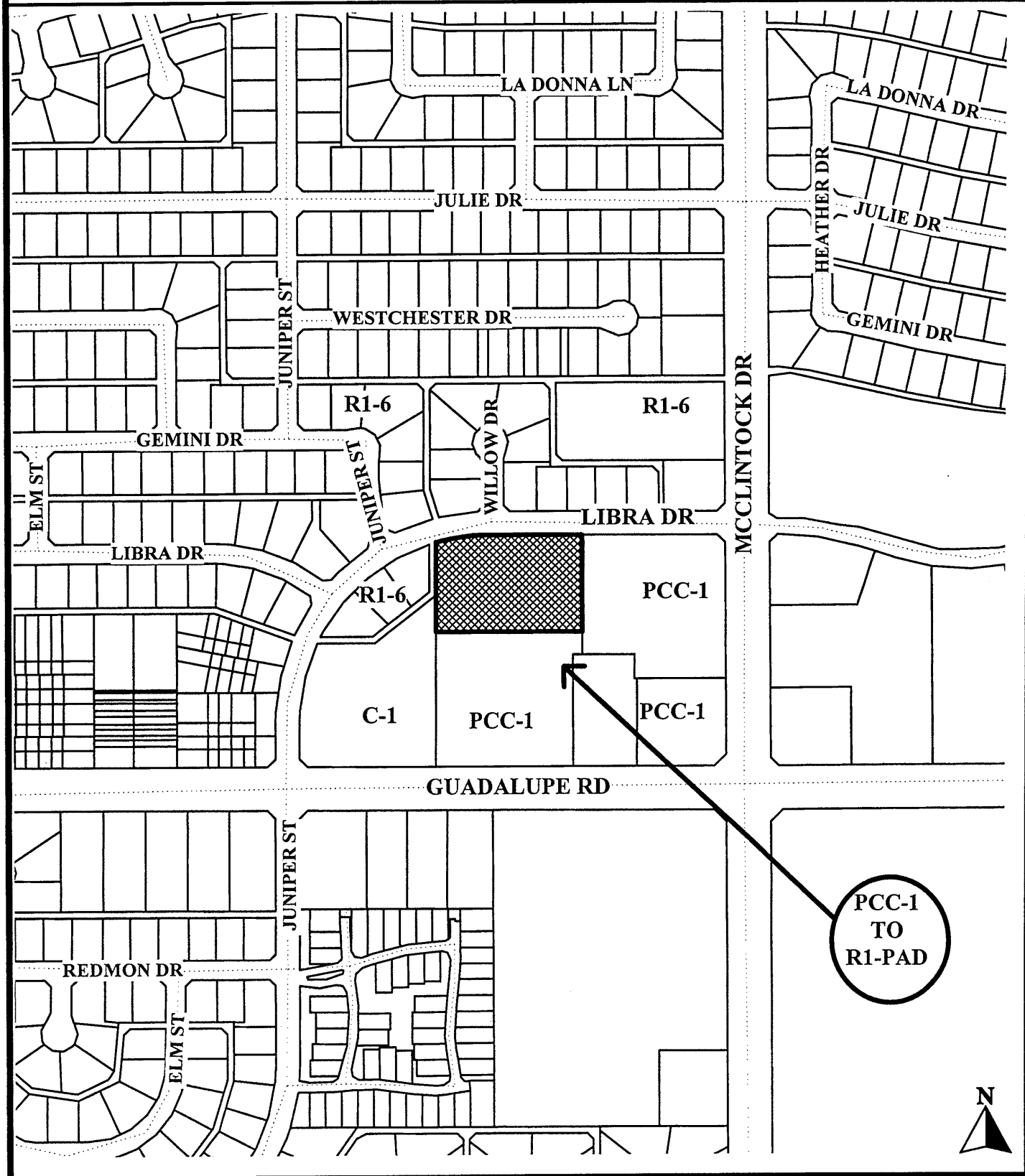
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval (**January 11, 2003**).
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. A building permit shall be obtained and substantial construction commenced **on or before July 11, 2004** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

6. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the south for emergency vehicles only, prior to the issuance of a building permit.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Subdivision Plat, General Plan of Development, and the Planned Area Development (PAD) shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before July 11, 2003**. Failure to record the plan within one year of Council approval shall make the plan null and void.
9. The applicant shall resolve all lighting and security details with the Planning and CPTED staff prior to the issuance of a building permit.

TEMPE SANTA FE PALMS TOWNHOMES

ZON-2002.05



Location Map

A



April 30, 2002

To Whom It May Concern:

Truststar L.L.C., does hereby give permission to Strata Development, L.L.C. to submit all necessary site plans, elevations, paperwork, etc., and appear before the Tempe City Council as is required by the City of Tempe to re-zone parcel #1 of "Tempe Santa Fe Palms" according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded as book 497 of Maps, Page 26.

Specifically, permission is given to re-zone the property from PCC-1 to R1-PAD.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Wissler", is written over the word "Sincerely,".

Jeff Wissler
Truststar L.L.C.
Managing Partner

JLW:ldh

Strata Development
6485 S Rural Road
Tempe, AZ 85283

Re: 1707 E. Libra Drive

Letter of Intent

It is our intent to build a well designed townhome community with elegant architectural features and provide a safe, pleasant environment for people to live and enjoy. Our gated luxury townhome community will feature Santa Fe style architecture and a swimming pool. There will be pleasantly lighted and landscaped curved walkways throughout our new community, "Santa Fe Palms Townhomes".

Each of the 22 homeowners will have the option of either 3 bedrooms or 2 bedrooms and a den. Vaulted ceilings are standard in every living room. Two car garages and nice patio areas in addition to an entry courtyard will also be standard for everyone. Design features include built-in entertainment centers and an optional fireplace. Homeowner will enjoy 1,845 SF of living space and a 487 SF garage. Both the master bedroom and the second bedroom have walk-in closets.

Our contemporary Santa Fe style architecture includes curved stucco parapet walls with knockouts or "holes" (sometimes called 8" x 8" full reveals) incorporated into the design of each home to add to the southwestern flair of the neighborhood. Exposed wood is also used to accent each home and provide shade in desired areas.

Interesting wrought iron railings on the patio decks show the special care and attention to detail in this community. Moreover, the patio walls have been designed with an interesting "wavy" design with small gates to enhance a sought-after environment. Covered patios and private courtyards will be complimented with French doors.

A special location has been designated along the exterior garage wall of each of these properties which will house individual trash containers behind decorative wrought iron solid gates. Masonry construction separates the individual homes to provide a strong sound and fire barrier.

C

The interesting layout of the streets includes a upgraded circular turn around feature and parking for the handicapped.

We have selected our paint colors of tan and cream (specifically, Benjamin Moore colors 1) Arizona Tan and 2) Kahlua and Cream) to compliment the neighboring businesses and general feel of the area as a whole.

Each homeowner will enjoy 2 ½ baths, a pantry, a breakfast nook, a washer and dryer, a microwave, a dishwasher, an oven with a cook-top, a garbage disposal, and a double kitchen sink. Every master bath will be standard with a dual sink. Optional features will include upgraded cabinets, countertops, and floor covering.

We intend to meet or exceed all of the city's design criteria and add value to all neighboring properties.

General Plan 2020

Townhomes have already been approved on this property under General Plan 2020.

PCC-1 to R1-Pad

We envision this community to be a benefit to both the surrounding businesses and neighboring homeowners whom we see as benefiting from this residential use instead of the broad spectrum of businesses which would currently be allowed under the PCC-1 zoning. We feel that townhouses are the proper use for this property, hence we are seeking a rezoning of this property from PCC-1 to R1-Pad.

It is our intent to re-zone this property from PCC-1 to R1-Pad. The PCC-1 zoning would currently allow the following on this property:

Diaper service, grocery or convenience market, packaged liquor store with a drive through window, restaurant with a drive through window, catering establishment, sanitarium, drug or alcohol rehab center, radio or television studio with receiving and transmitting towers, small household appliance repair shop.

The following uses would be permitted subject to a use permit: service station, restaurant with entertainment as accessory (i.e., belly dancing, etc.).

Moreover, because this site is already part of a larger commercial center, we have also been informed that the following would be permitted on this site: Delivery and express offices, motor or towed vehicle rental agencies, pest control and extermination,

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taxidermist, or taxi dispatch station.

Additionally, as being already part of a larger commercial center, the following uses would be allowed subject to a use permit: manufacture of goods to be sold at retail on the premises, bar, cocktail lounge, bath and massage club, bus terminal, car wash (automatic authorized to sell gasoline or self service), cleaning and dyeing plant, drive-in restaurant, entertainment as an accessory use to a restaurant, bar, or cocktail lounge, retailing of motor vehicles, mobile homes, towed vehicles or boats, secondhand store, or pawn shop.

It is our intent to turn this land into a pleasant neighborhood for families.

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SUPPLEMENTAL NARRATIVE

May 24, 2002

SANTA FE PALMS TOWNHOMES
1707 EAST LIBRA DRIVE
CASE NO. DS010771

Introduction

The proposed Santa Fe Townhomes will provide an ideal transitional use between commercial properties to the south and east and single family residential homes to the north and west. This community of attached, ownership residences will fill what has long been a vacant parcel. The site plan and elevation reflect extra attention to architectural detail appropriate for an infill project.

Compliance with General Plan 2002. Pursuant to the City's General Plan 2002, the entire quadrant of land between the arc of Libra Drive, Guadalupe Road and McClintock Drive is designated for "Mixed Use." As that name implies, Mixed Use areas should provide a range of uses where people can live, work and recreate. At present, the subject quadrant of land includes an office building, commercial retail businesses, single family homes, and a senior citizens' home. The proposed townhomes will add to this mix by providing a different type of residential ownership opportunity that currently does not exist within this Mixed Use area.

While the surrounding properties have all long been developed, the subject parcel has remained vacant. Objective 3 of the General Plan discourages disinvestment and encourages reinvestment in mature parts of the City. Likewise, Objective 5 of the General Plan encourages infill development on vacant pockets within the City. The applicant wants to invest in this empty lot, and thereby complete the fabric of development for the immediate area.

Proposed Rezoning to RI-PAD. The subject property is currently zoned PCC-1. PCC-1 allows a full spectrum of neighborhood commercial and office uses, as detailed in the original Letter of Intent. Despite the breadth of commercial uses permitted on the site, it has not developed as a commercial use and remains vacant. This can be attributed in part to the site's lack of visibility from either Guadalupe or McClintock. The site is blocked from Guadalupe to the south by the large strip retail building that sits between it and the street. The site is blocked from the east by the large medical office building that sits between it and the street. Although both of these buildings are single story, they each are relatively tall, and virtually any commercial uses placed behind them would not be visible from either of the major streets. Such visibility is essential for retail success, and is preferred for office uses as well.

RECEIVED

MAY 28 2002

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In a sense, the surrounding community is fortunate that commercial development of the subject property has not occurred. Had such development occurred, it is not difficult to imagine that the business might have failed, due to the lack of visibility, leaving an empty structure on the site. To suggest that there might be some sort of meaningful sales tax opportunity from this vacant lot is belied by its history as an empty plot of barren land.

The applicant proposes to rezone the site to R-1 PAD. The Planned Area Development option provides the developer with the flexibility necessary to feasibly approach an infill site like this. General Plan 2020 states that, "To encourage infill development, the City will work to develop and apply creative zoning techniques and flexible design requirements." Section 1-507 of the Zoning Ordinance states that "PADs are created to allow an applicant maximum flexibility in designing quality residential ... developments ..."

Site Plan Features. The site plan for this project reflects a creative approach to providing residential ownership opportunities on this site. The site is just under two acres. The applicant is proposing to develop 22 attached homes on the site, a density of 11 du/ac.

The proposed community will have one gated access point off of Libra Drive, roughly at the location of an existing driveway that runs through the entire commercial shopping center out to a driveway on Guadalupe Road. Thus, there will be no additional access points created on Libra Drive as a result of this proposal. Instead, the applicant will be cutting off an existing drive that allows commercial traffic onto Libra Drive all hours of the day. As a result of this proposal, commercial traffic will not have to penetrate so far along Libra Drive into the residential neighborhood (the medical office building to the east will retain its own drive further east along Libra Drive). The community will also have a second gated, access point, along with a pedestrian access gate, directly into the rear of the commercial center.

The site drains to the north and west. The applicant has taken advantage of this natural contour by siting its residences along the south lot line, and using the required retention areas along the west and north perimeters as buffers to push its buildings back away from the adjacent single family homes. The condominium in the northwest corner of the site is 37 feet away from the property line to the west, where a 16 foot wide alley runs; thus, the building is setback 53 feet from the property line of the residence to the west. This same building is 37 feet from the north property line. Libra Drive itself is 60 feet wide, so the setback here is 97 feet from the property line of the residences to the north. In the northeast corner of the project site, the number is slightly lower, 81 feet to the property line of the residences to the north. Given the constraints of the site, these are generous separations.

In addition, the applicant has located its pool and turnaround adjacent to Libra Drive, providing additional setback and visual interest to the street and adjacent homes.

The turnaround is modeled on the existing raised paver traffic circle that sits in the shopping center.

The elevations reflect a highly articulated level of design. In contrast to the back of the strip retail building which one sees from Libra Drive today, future residents and passersby will see windows, arches, balconies, and a variety of other features. These for-sale homes will be a great improvement over the current situation. The original Letter of Intent provides generous additional detail regarding the elevations and design details of the proposed community.

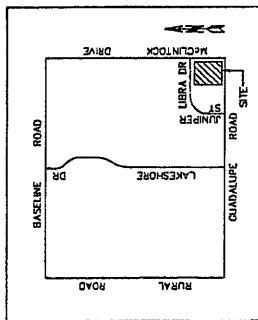
Conclusion

We believe that this proposal will take a lot that has been a vacant eyesore to the surrounding neighborhood, and replace it with a well-designed community occupied by proud homeowners.

TEMPE SANTA FE PALMS

(FORMERLY PLAZA ON GUADALUPE)

5TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT PARCELS 1, 2, AND 8 OF TEMPE SANTA FE PALMS, BOOK 497, PAGE 26, M.C.R. BEING A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION:

PARCELS 1, 2 AND 3 OF "SANTA FE PALMS", ACCORDING TO THE PLAT OF RECORD IN BOOK 497 OF MAPS, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 497 OF MAPS, PAGE 26.

CITY COUNCIL CONDITIONS OF APPROVAL: TBD

OWNERS:

PARCEL NO. 1:
STRATA DEVELOPMENT
JOHN BEBBLING AND GEORGE WARD
6485 SOUTH RURAL ROAD
TEMPE, ARIZONA 85283
PHONE: (480) 703-6622
FAX: (480) 345-6157

PARCEL NO. 2:
SANTA FE PALMS, L.L.C.
KIP WADSWORTH
71 EAST WADSWORTH PARK DRIVE
DRAPER, UTAH 84020
PHONE: (801) 553-1661

PARCEL NO. 3:
SANTA FE PALMS, L.L.C.
KIP WADSWORTH
71 EAST WADSWORTH PARK DRIVE
DRAPER, UTAH 84020
PHONE: (801) 553-1661

ARCHITECT:

ARCHITECTS DESIGN STUDIO INCORPORATED
605 SOUTH ASH AVENUE
SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602) 894-8380
FAX: (480) 894-0440

PROJECT SCOPE:

THIS PLAN AMENDS THE 4TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT RECORDED IN BOOK 497 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS. PARCEL 1 PLAN HAS BEEN CHANGED FROM A DAYCARE/MEDICAL OFFICE TO RESIDENTIAL TOWNHOMES PER THIS PLAN.

PARCEL NO. 2:

SITE AREA: 118,931 SQUARE FEET NET 137,874 SQUARE FEET GROSS

ZONING: EXISTING = PCC-1 PROPOSED = PCC-1

SETBACKS:

REQUIRED PROVIDED

FRONT 50.00 FEET 143.33 FEET

SIDE 40.00 FEET 34.08 FEET EAST SIDE

REAR 40.00 FEET 46.67 FEET WEST SIDE

BUILDING AREA: 21,850 S.F.

SITE COVERAGE: ALLOWED = 25% EXISTING = 18%

BUILDING HEIGHT: ALLOWED = 30.00 FEET EXISTING = 22.00 FEET

CONSTRUCTION TYPE: V-N SPRINKLERED

LANDSCAPING: REQUIRED: 15% OR 17,840 S.F.

EXISTING: 27% OR 31,908 S.F.

AUTO PARKING:

REQUIRED: 160 SPACES

EXISTING: 176 SPACES

BIKE PARKING:

REQUIRED: 9 SPACES

EXISTING: 9 SPACES

PARCEL NO. 3:

SITE AREA: 43,433 SQUARE FEET NET 52,024 SQUARE FEET GROSS

ZONING: EXISTING = PCC-1 PROPOSED = PCC-1

SETBACKS:

REQUIRED PROVIDED

FRONT 50.00 FEET 104.82 FEET

SIDE 40.00 FEET 73.63 FEET EAST SIDE

REAR 40.00 FEET 42.33 FEET WEST SIDE

BUILDING AREA: 2,400 S.F. - PATIO - 600 S.F.

SITE COVERAGE: ALLOWED = 25% EXISTING = 7%

BUILDING HEIGHT: ALLOWED = 30.00 EXISTING = 19.00 FEET

CONSTRUCTION TYPE: V-N SPRINKLERED

LANDSCAPING: REQUIRED: 15% OR 6,950 S.F.

EXISTING: 31% OR 13,700 S.F.

AUTO PARKING:

REQUIRED: 36 SPACES

EXISTING: 54 SPACES

BIKE PARKING:

REQUIRED: 3 SPACES

EXISTING: 4 SPACES

STATEMENT OF OWNER:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

DATE

ACKNOWLEDGMENT:

STATE OF }
COUNTY OF } SS.

ON THIS, THE DAY OF 2002, BEFORE ME PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OWNER, AND WHO ACKNOWLEDGED THAT HE/SHE AS SUCH OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MUNICIPAL APPROVALS:

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS DAY OF 2002.

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA, THIS DAY OF 2002.

CITY ENGINEER

APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF TEMPE, ARIZONA, THIS DAY OF 2002.

DEVELOPMENT SERVICES DIRECTOR

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN THE ZONE SHOWN ON THE FLOOD INSURANCE RATE MAP DATED JULY 1, 2001, ZONE "X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

SURVEYOR'S CERTIFICATION:

I, JOSEPH J. BRAHMA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2002, THAT THE PLAT IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR

REC. NO.

DATE

BRADY-AHLERICH & ASSOCIATES, INC.

One North Central Avenue

1000 L. Guadalupe Road

Tempe, Arizona 85283

Phone: (480) 894-8380 Fax: (480) 894-0440

JOHN H. BRAHMA P.L.S.

CHRISTOPHER E. AMERICH P.L.S.

DATE 05-08-02

SCALE 1"=40'

DRAWN BY: STRATA DEVELOPMENT

CHECKED BY: JAB

JOB 0111

SHEET 1 OF 2

PRELIMINARY PLAT OF
TEMPE SANTA FE PALMS TOWNHOMES
A REPLAT OF PARCEL 1 AND PARCEL 2 OF TEMPE SANTA FE PALMS TWO
A SUBDIVISION RECORDED IN BOOK _____ OF MAPS, PAGE _____, M.C.R.
ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MARICOPA COUNTY RECORDS

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT TRUSTAR, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS
OWNER HAS SUBMITTED UNDER THE NAME OF "TEMPE SANTA FE PALMS
TOWNHOMES" A REPLAT OF LOT 1 OF "TEMPE SANTA FE PALMS TWO", A
SUBDIVISION RECORDED IN BOOK _____ OF MAPS, PAGE _____, MARICOPA
COUNTY RECORDS, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY
PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "TEMPE SANTA FE PALMS
TOWNHOMES" AND HEREBY DEDICATES THE DIMENSIONS OF THE LOTS, TRACTS, AND
EASEMENTS CONSTITUTING SAME, AND THAT SAID LOTS AND TRACTS SHALL
BE KNOWN BY THE NUMBER OR LETTER GIVEN EACH RESPECTIVELY ON SAID
PLAT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN
HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAVE HEREUNTO EXECUTED
THIS INSTRUMENT ON THIS _____ DAY OF _____, 2002.

BY _____
JEFF WESSLER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2002, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED THE ABOVE SIGNED OWNER, JEFF
WESSLER, WHO IDENTIFIED HIMSELF TO BE THE MANAGER OF TRUSTAR,
L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES:

APPROVALS:

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TEMPE, ARIZONA
ON THIS _____ DAY OF _____, 2002

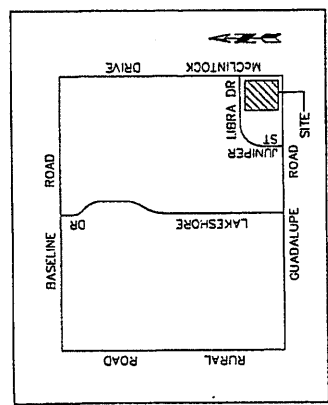
BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

SBD- _____ DS 010771 REC



NEIGHBORHOOD MAP

SITE DATA:

PROPOSED ZONING - R1-PAD

EXISTING ZONING: PCC-1

SITE AREA TOTAL: 86,110 SQUARE FEET OR 1.9768 ACRES

LOTS 1, 4, 5, 8, 9, 10, 11, 14, 15, 18, 19, 22
2, 3, 6, 7, 12, 13, 17, 20
TOTAL LOT DIMENSION = 71.00 X 30.33

LOTS 2, 3, 6, 7, 12, 13, 20
1,917.00 SQUARE FEET OR 0.440 ACRES EACH
TYPICAL LOT DIMENSION = 71.00 X 27.00

LOTS 16 AND 17
1,950.81 SQUARE FEET OR 0.448 ACRES EACH
TYPICAL LOT DIMENSION = 72.25 X 27.00

LOT 21
1,863.19 SQUARE FEET OR 0.0428 ACRES

TRACT	SQUARE FEET	AREA	USAGE
A	20,194	0.4638	PUBLIC UTILITY EASEMENT
B	18,983	0.4358	COMMON AREA POOL DRAINAGE
C	1,159	0.0266	PUBLIC UTILITY EASEMENT
D	745	0.0171	COMMON AREA

NOTE: ALL TRACTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

DEVELOPER:

STRATA DEVELOPMENT
6845 SOUTH RIVINGTON ROAD
TEMPE, ARIZONA 85283

OWNER:

TRUSTAR, L.L.C.
300 STEVENS AVENUE, #313
SOLANO BEACH, CALIFORNIA 92075

LEGAL DESCRIPTION:

PARCEL 1 OF "SANTA FE PALMS TWO", ACCORDING TO THE PLAT OF RECORD IN
THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK _____ OF MAPS, PAGE _____

ASSURED WATER SUPPLY CERTIFICATION:

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER
SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER
SUPPLY.

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TEMPE, ARIZONA SURVEY
CONTROL MAP.

SAND BEARING = NORTH 89° 57' 50" WEST

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF GUADALUPE ROAD AND
McCLINTOCK DRIVE.

ELEVATION = 1188.49' CITY OF TEMPE DATUM

SITE BENCHMARK:

TOP OF NORTHEAST BOLT ON TOP FLANGE APPROXIMATELY 200 FEET WEST
AND 40 FEET SOUTH OF THE SOUTHEAST CORNER OF PARCEL 1.

ELEVATION = 1188.21' CITY OF TEMPE DATUM

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN
ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE
ZONE MAP NUMBER 04013C 2635 G, DATED JULY 19, 2001. ZONE "X" IS
DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD. AREAS OF 100-
YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

SURVEYOR'S CERTIFICATION:

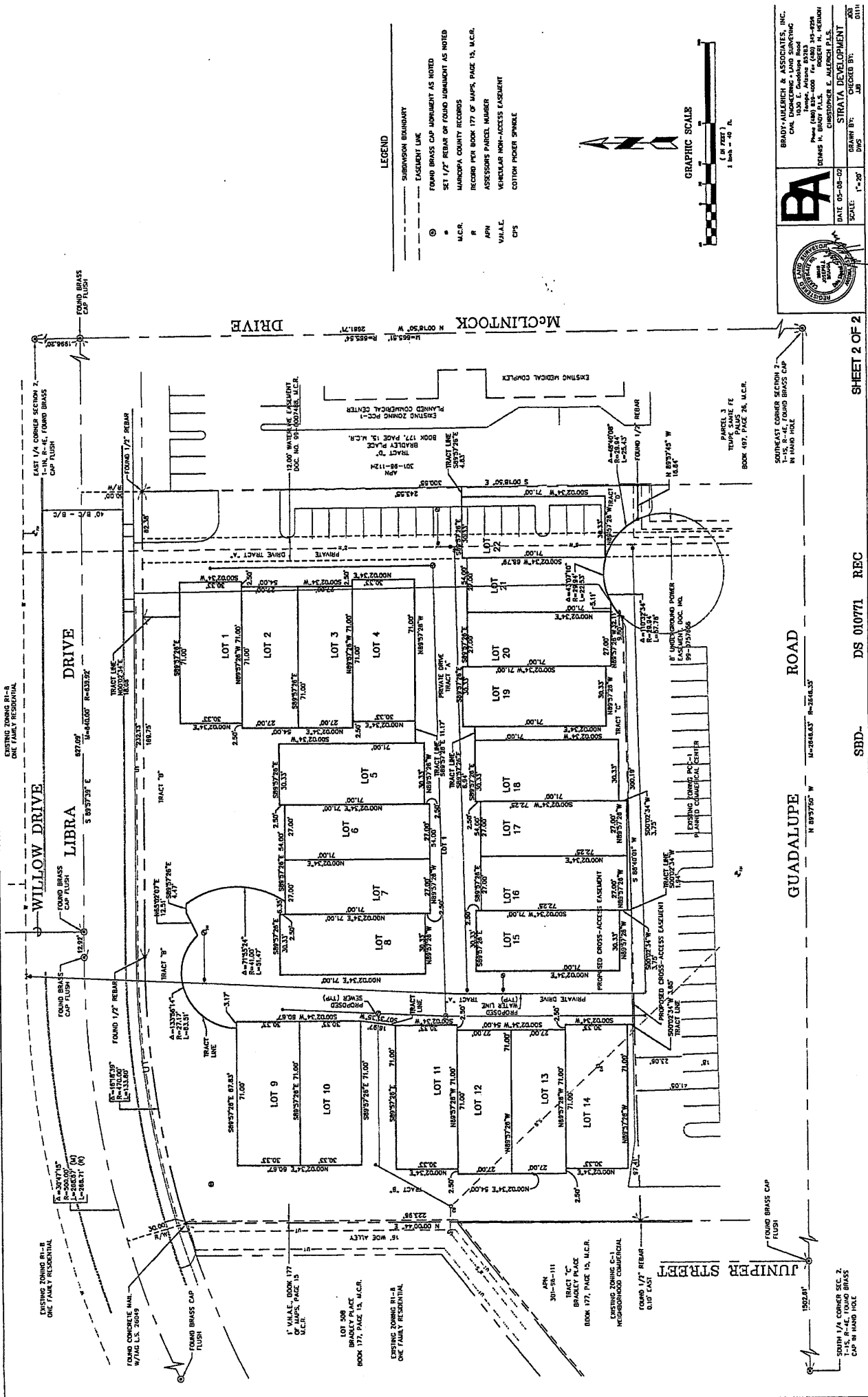
I, JOSEPH L. BRAHM, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO
SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION
DURING THE MONTH OF MAY, 2002, THAT THE PLAT IS TRUE AND COMPLETE
AS SHOWN, THAT ALL MONUMENTS SHOWN ARE CORRECTLY LOCATED, THAT
THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR
DATE 5/24/02
REG. NO. 21449
STATE AZ

DATE 05-08-02
SCALE: 1"=20'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

BRADY, LUBCH & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING
1030 E. Guadalupe Road
Tempe, Arizona 85283
Phone (480) 837-4000 Fax (480) 245-8258
DENNIS H. BRADY P.E.
CHRISTOPHER E. ALBERT P.E.

TM



TEMPE SANTA FE PALMS TWO

A REPLAT OF PARCEL 1 AND PARCEL 2 OF TEMPE SANTA FE PALMS
A SUBDIVISION RECORDED IN BOOK 497 OF MAPS, PAGE 26, M.C.R.
ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MARICOPA COUNTY RECORDS

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT TRUSTAR, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND
SANTA FE PALMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS
OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "TEMPE SANTA FE
PALMS TWO", A REPLAT OF PARCEL 1 AND PARCEL 2 OF "TEMPE SANTA FE
PALMS", A SUBDIVISION RECORDED IN BOOK 497 OF MAPS, PAGE 26,
MARICOPA COUNTY RECORDS, A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND
HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "SANTA FE
PALMS TWO" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE
LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME,
AND THAT SAID LOTS SHALL BE KNOWN BY THE NUMBER GIVEN THERE TO ON
SAID PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS, HAVE HERETO
EXECUTED THIS INSTRUMENT ON THIS ____ DAY OF ____ 2002.

BY _____
DON OLIPHANT

BY _____
KIP WADSWORTH

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

ON THIS ____ DAY OF ____ 2002, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED THE ABOVE DESIGNATED OWNER, DON
OLIPHANT, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

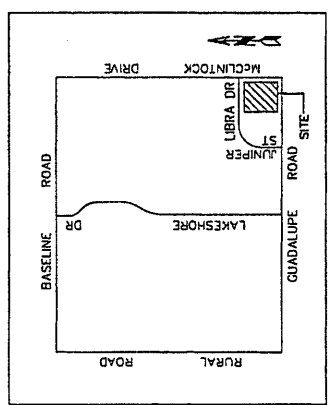
ON THIS ____ DAY OF ____ 2002, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED THE ABOVE DESIGNATED OWNER,
KIP WADSWORTH, WHO ACKNOWLEDGED HIMSELF TO BE A GENERAL
PARTNER OF SANTA FE PALMS, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

SBD- DS 010771 RBC



NEIGHBOR MAP

SITE DATA:

EXISTING ZONING: PCC-1, PLANNED COMMERCIAL CENTER

SITE AREA TOTAL:

LOT AREA LOT 1 NET: _____ ACRES

LOT AREA LOT 2 NET: _____ ACRES

TOTAL AREA NET: _____ ACRES

APPROVALS:

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TEMPE, ARIZONA
ON THIS ____ DAY OF ____ 2002

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

BY: _____ CITY ENGINEER DATE _____

BY: _____ DEVELOPMENT SERVICES DIRECTOR DATE _____

ASSURED WATER SUPPLY CERTIFICATION:

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER
SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER
SUPPLY.

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TEMPE, ARIZONA SURVEY
CONTROL MAP.

SAID BEARING = NORTH 89° 57' 50" WEST

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN
ZONE "SHADE X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE
MAP, MAP NUMBER 04013C 2635 G, DATED JULY 19, 2001. ZONE "SHADE
X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS OF 100-
YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM FLOODING AS DETERMINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

SURVEYOR'S CERTIFICATION:

I, JOSEPH J. BRAHM, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO
SHEETS, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION
DURING THE MONTH OF MAY, 2002, THAT THE PLAT IS TRUE AND COMPLETE
AS SHOWN HEREON, THAT I HAVE SHOWN ALL ADJACENT INTERESTS, THAT
THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

REGISTERED LAND SURVEYOR 76845 REG. NO. 02/13/02 DATE

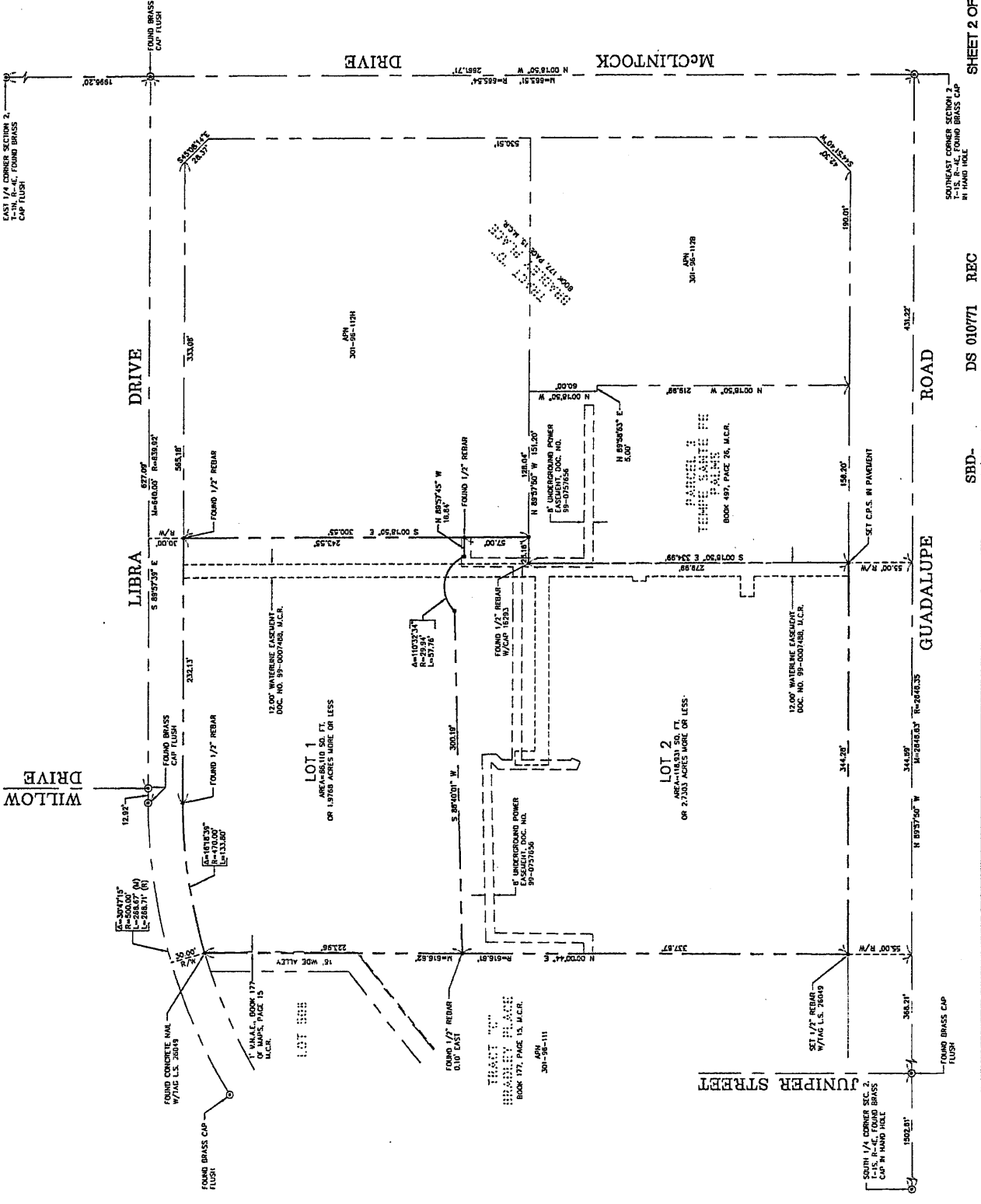
Professional seal and title block for Joseph J. Brahm, Registered Land Surveyor, State of Arizona, No. 76845. The seal includes the text 'STATE OF ARIZONA', 'REGISTERED LAND SURVEYOR', and 'JOSEPH J. BRAHM'. The title block contains the following information:

DATE	05-04-02	SCALE	1"=40'
DRAWN BY	DWS	CHECKED BY	JAB
STRATA DEVELOPMENT			

BRADY-AULERICH & ASSOCIATES, INC.
ONE EMERSON - LAND SURVEYING
1001 N. CENTRAL AVENUE
TEMPE, ARIZONA 85283
PHONE (480) 968-0000 FAX (480) 968-9299
WWW.BRAHY-ASSOCIATES.COM
JOSEPH J. BRAHM, LICENSE NO. 76845

E2

WILLOW DRIVE



LEGEND

SUBDIVISION BOUNDARY
EASEMENT LINE

- ① FOUND BRASS CAP MONUMENT AS NOTED
- SET 1/2" REBAR OR FOUND MONUMENT AS NOTED
- M.C.R. MARICOPA COUNTY RECORDS
- R RECORD PER BOOK 177 OF MAPS, PAGE 15, M.C.R.
- APN ASSESSOR'S PARCEL NUMBER
- V.N.A.L. VENDOR NON-ACCESS EASEMENT
- C.P.S. COTTON PICKER SPUR

GRAPHIC SCALE



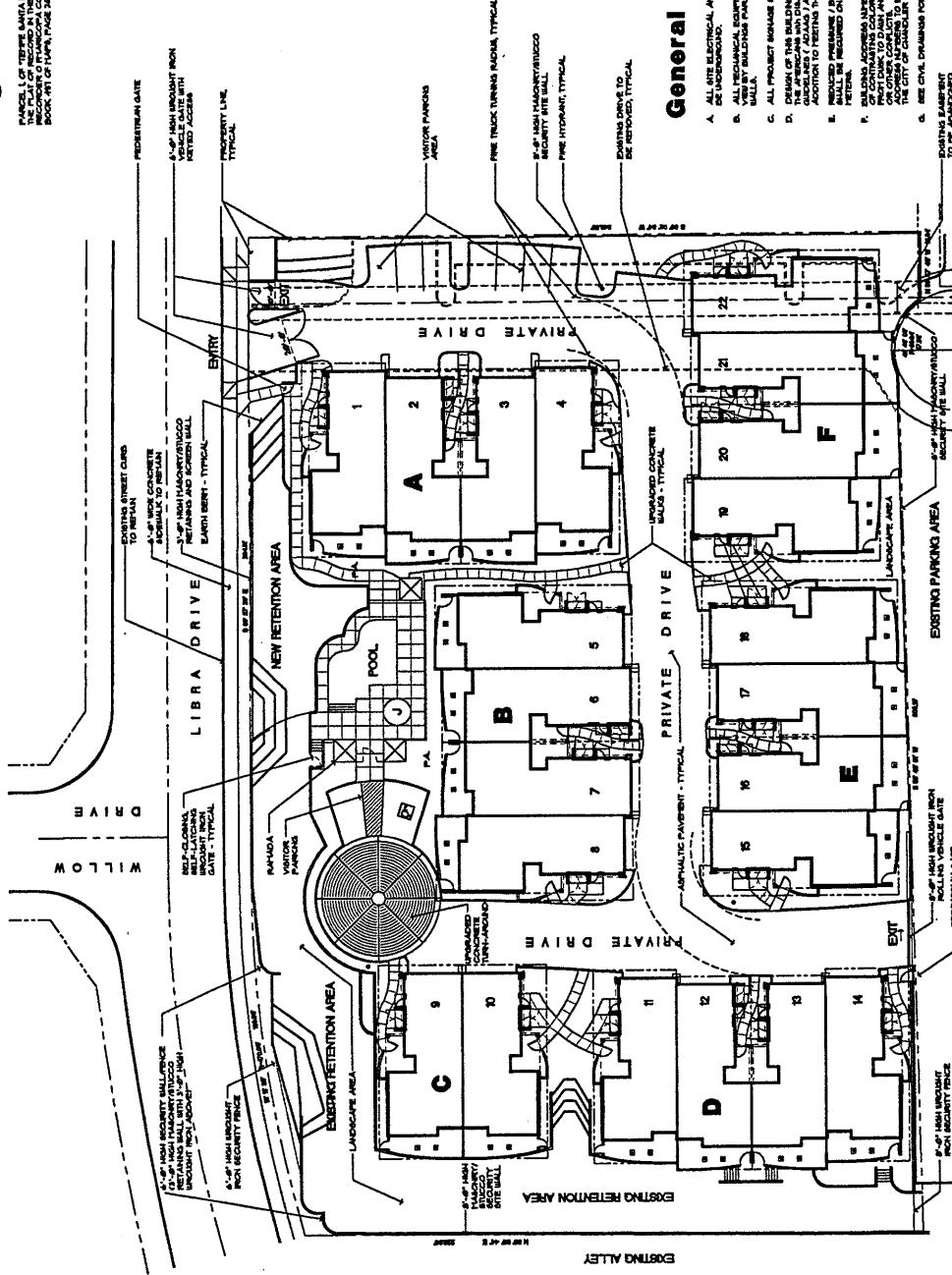
BRADY-AUERBACH & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
1030 E. Camelback Road
Phoenix, AZ 85014-2000
Phone (602) 241-1000 Fax (602) 241-1001
DEMONS H. BRADY P.E. ROBERT J. AUERBACH P.E.
CONSULTING ENGINEERS
DATE 05-08-02
SCALE 1"=40'
SHEET 2 OF 2
JOB NO. 010771

E3

PRELIMINARY AND FINAL PAD FOR TEMPE SANTA FE PALMS TOWNHOMES

Legal Description

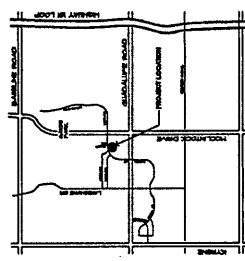
PARCEL 1 OF TEMPE SANTA FE PALMS, ACCORDING TO THE RECORDS OF THE COUNTY OF MARICOPA, ARIZONA, RECORDED BOOK 147 OF TEMPE, PAGE 14.



Project Data

OWNER	JOHN BROWN, JR. 1400 N. BROWN, JR. 4000 N. BROWN, JR. PHOENIX, ARIZONA 85018 PHONE: (602) 954-1421
ARCHITECT	ARCHITECTS DESIGN STUDIO INCORPORATED 1400 N. BROWN, JR. 4000 N. BROWN, JR. PHOENIX, ARIZONA 85018 PHONE: (602) 954-1421
PROJECT ADDRESS	1400 N. BROWN, JR. 4000 N. BROWN, JR. PHOENIX, ARIZONA 85018
STATUS	CONSTRUCTION - PENDING
BUILDING HEIGHT	11 - STORY + 40'-0"
CODE COMPLIANCE	UNIFORM BUILDING CODE 1994 WITH CITY OF TEMPE AMENDMENTS
CONSTRUCTION TYPE	V - 1 HOUR R-1
OCCUPANCY	123 PER DAY 16 OCCUPANTS
GROUND AREA	123,000 SQ. FT. (2.82 ACRES)
NET AREA	123,000 SQ. FT. (2.82 ACRES)
21,000 BLDG. AREA	1,800 NET AREA + 24%
NET AREA	21,000 BLDG. AREA + 24%
TOTAL DRAINAGE UNIT (DU)	84.5 DU
LOWER LEVEL	84.5 DU
TOTAL DRAINAGE UNIT (DU)	84.5 DU
TOTAL GARAGE AREA	400 SQ. FT.
TOTAL BUILDABLE AREA PER DUL	2,000 SQ. FT.
BUILDING AREA	21,000 SQ. FT. (2.82 ACRES)
21,000 BLDG. AREA	1,800 NET AREA + 24%
NET AREA	21,000 BLDG. AREA + 24%
TOTAL DRAINAGE UNIT (DU)	84.5 DU
LOWER LEVEL	84.5 DU
TOTAL DRAINAGE UNIT (DU)	84.5 DU
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LOWER LEVEL	84.5 DU
TOTAL DRAINAGE UNIT (DU)	84.5 DU
TOTAL GARAGE AREA	400 SQ. FT.
TOTAL BUILDABLE AREA PER DUL	2,000 SQ. FT.

Vicinity Map



General Notes

- ALL USE OF MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE ORDINANCES.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY BUILDING PARAMETER OR TYPICAL CURB.
- ALL PROJECT MEASUREMENTS SHALL BE BY APPROPRIATE MEANS.
- THE MEASUREMENTS SHALL BE BY APPROPRIATE MEANS.
- MECHANICAL EQUIPMENT / SMOKE OR EXHAUST DEVICES SHALL BE REQUIRED ON ALL DOMESTIC AND LANDSCAPE.
- THE MEASUREMENTS SHALL BE BY APPROPRIATE MEANS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE ORDINANCES.
- USE CITY DRAWINGS FOR SITE DIMENSIONS, TYPICAL.

Strata Development

Tempe Santa Fe Palms Townhomes Libra Drive in Tempe, Arizona

Architects
Design Studio
INCORPORATED
605 SOUTH ASH AVENUE, TEMPE, ARIZONA 85281 (480) 964-8390



Schematic
NOT FOR CONSTRUCTION

SCALE 1" = 20'-0"

DATE: 10/1/2002
ZONING / DESIGN REVIEW SUBMITTAL - CITY OF TEMPE
PROJECT / CASE



1

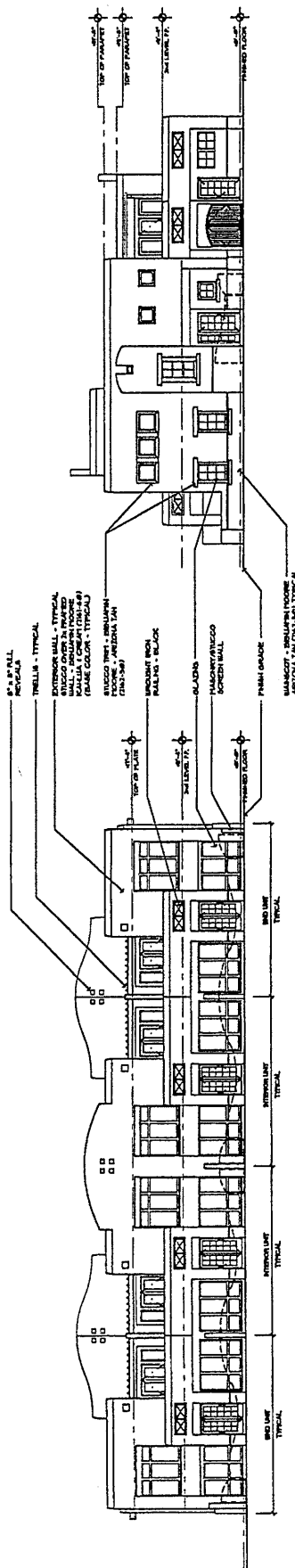
Planning/Design

[illegible]

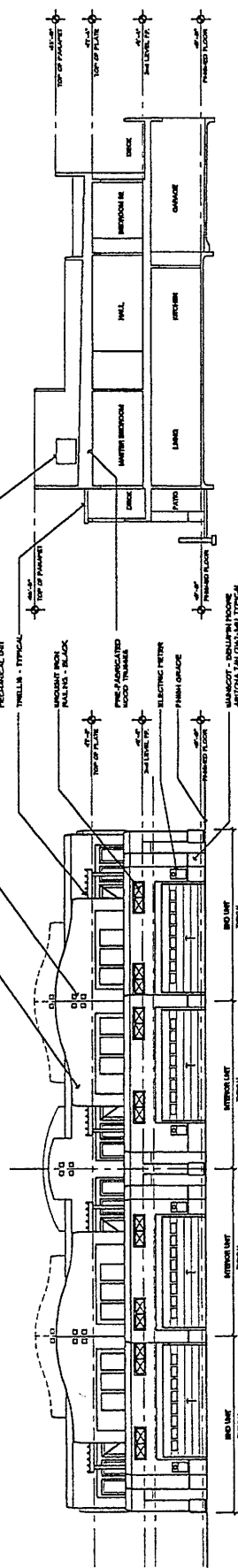
1. ALL SITE ELECTRICAL AND PHONE DISTRIBUTION SHALL BE UNDERGROUND.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY BUILDINGS PARAPET OR MASONRY SCREEN WALLS.
3. ALL PROJECT SIGNAGE SHALL BE BY SEPARATE PERMIT.
4. DESIGN OF THIS BUILDING AND SITE SHALL COMPLY WITH - THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES / ADAAG / AS REQUIRED BY STATE LAW IN ADDITION TO MEETING THE REQUIREMENTS OF IBC CHAPTER 11.
5. REDUCED PRESSURE / BACULOF PREVENTION DEVICES SHALL BE REQUIRED ON ALL DOMESTIC AND LANDSCAPE PIPES.
6. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF 12" FRONT PLANKING IN COLORS WITH AN ILLUMINATED SOURCE OR OTHER CONTRAST TO NOT BE CONNECTED BY LANDSCAPE OR OTHER CONTRAFLA.
7. ADDRESS NUMBERS TO BE LOCATED AS DIRECTED BY THE CITY OF CHANDLER FIRE DEPARTMENT STANDARD.
8. SEE CIVIL DRAWINGS FOR SITE DIMENSIONS, TYPICAL EASTING AND NORTHING.

**EXISTING EASEMENT
TO BE ABANDONED**

On July Number 1981
OF TEMPE



Rear Elevation Typical



Front Elevation Typical

Building Section Typical

Proposed **Conceptual Exterior Elevations** (Building - B)

Tempe Santa Fe Palms Townhomes

Architectural Design Studio

Architects Design Studio
Interior Projects & Ideas

605 south ash avenue, tempe, arizona 85281 (480) 894-8380



Schematic
NOT FOR CONSTRUCTION

SCALE 1/8" = 1'-0"

JOB No. 228
ZONING / DESIGN REVIEW SUBMITTAL - CITY OF TEMPE
PROJECT / CASE

Strata Development

4

Planning + Zoning



2013 East Wilson Drive
Tempe, Arizona 85281-2159
Phone: (480) 945-8887



PLANTING CONCEPT

TREES SHOWN

- A 24" BOX DALBERGIA SISOUI, ROSEWOOD
- B 24" BOX ACACIA STENOPHYLLA, SHOESTRING
- C 24" BOX N. OLEANDER, STANDARD RED TREE
- D 20' HT. PHX. DACTYLIFERA, DATE PALM
- E 24" BOX PHX. CANARIENSIS, CANARY ISLAND DATE
- F 24" BOX PRUNUS CERASIFERA, PURPLE LEAF PLUM

SHRUBS (NOT SHOWN) 5 PER TREE, 5 GAL. MIN.

- BOUGAINVILLEA 'BARBARA KIRST'
- BOUGAINVILLEA 'RED TIDE' DUSTER
- ENCELIA PARVIFLORA, BERRY BUSH
- FELICIA SELLOWIANA, GUAVA
- LEUCOPHYLLUM CANDIDUM, SILVERLEAF
- MUELENBERGIA RIGENS, 'REGAL MIST'
- MUELENBERGIA DWARF PINK
- ROSEOLARIA, 'CUT ROSE' ROSE
- RUELLIA PENINSULARIS, DESERT RUELLIA
- TECOMA STANS, YELLOW BELLS

GROUND COVERS (NOT SHOWN) 1 GAL. MIN.

- ACACIA REDOLENS, 'DESERT CARPET'
- BACCHARIS CENTENNIAL X, BROOM
- DALEA GREGGII, INDIGO BUSH
- LANTANA VAR.
- VERBENA VAR.

ACCENTS (NOT SHOWN) 5 GAL. MIN.

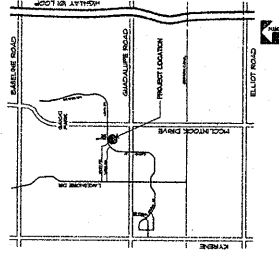
- DASYLIRION WHEELERI, DESERT SPOON
- HESPERALOE, RED YUCCA
- YUCCA TORREYI, TORREY YUCCA

1 CONCRETE MONSTRIP, GREY

T TURF AREA, SANTA ANA SOD

G DECOM. GRANITE, 3/4" SIZE TAN COLOR
2" COVER TYP. IN ALL PLANTING AREAS
NOT SHOWN AS TURF

Vicinity Map



Proposed Conceptual Landscape Plan -05

Tempe Santa Fe Palms Townhomes Libra Drive in Tempe, Arizona

Architects Design Studio
i n c o r p o r a t e d
605 south ash avenue, tempe, arizona 85281 (480) 894-8380

Strata Development

Schematic
NOT FOR CONSTRUCTION
SCALE 1" = 20'-0"
NORTH
PROJECT / CASE

April 20, 2003
ZONING / DESIGN REVIEW SUBMITTAL - CITY OF TEMPE
PROJECT / CASE



6110 S. Willow Dr.
Tempe, Arizona 85283
May 26, 2002

City of Tempe
Planning Commission
Tempe, Az 85281

Planning Commission:

I am writing concerning a development at 1707 E. Libra, Santa Fe Palms. I do have a concern but will be unable to attend the meeting at night.

The architecture looks quite nice. I think it will be a very nice development. My only concern is that these homes remain privately owned. The development at Libra and Guadalupe started as condominiums. Then they were sold as rentals. The development lost its appeal and gained broken down, for sale cars.

I do not oppose the plan, but I do oppose the possibility of it becoming rentals. Is there a way for this to be prevented? The builder, George Ward, seems like a very nice concerned man who is familiar with Tempe rather than a California developer. I like his personal interest, his willingness to go door to door and question neighbors. The California developers have tended not to maintain their properties as evidenced by the empty lot where the Santa Fe Palms might be built. They also never approached neighbors.

Actually the development looks so nice that I would even be interested in buying one as our daughter is getting married this June. There are just some unanswered elements which I think the Commission could settle.

No possible price was listed. I would like the price range to reflect the current property values of surrounding homes. I am enclosing a form left by George. I do not understand the word "support" as that is totally different than accepting. So I guess I do not technically "support."

Thanking you in advance for your awareness and concern....

Sincerely,



Pamela M. Covington Household

11

May 22, 2002

Full Name: Pamela M Covington

Address: 6110 S. Willow Dr

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

NOT

x Pamela M Covington

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

EIGHTEENTH FLOOR

PHOENIX, ARIZONA 85004

RICHARD B. BURNHAM
MICHAEL R. KING
CURTIS ULLMAN
THOMAS J. McDONALD
KEVIN R. MERRITT
KEVIN J. BLAKLEY
JEFFREY J. MILLER
SUSAN L. WATCHMAN
STEPHEN W. ANDERSON
JAMES P. O'SULLIVAN
JERRY D. WORSHAM II
BRUCE T. NEEL
C. KEITH MOSLEY *
KAREN GILLEN
ANTHONY J. MEIER
LISA M. RESCHETNIKOW **

GRADY GAMMAGE, JR.
RICHARD K. MAHRLE
MARY B. ARTIGUE
JAMES A. CRAFT
RANDALL S. DALTON
JOHN R. DACEY
CAMERON C. ARTIGUE
STEPHEN R. BOATWRIGHT
CHRISTOPHER A. WOMACK
DANIEL A. LARSON
TIMOTHY J. MARTENS
LISA T. HAUSER
CHRISTOPHER A. SCHMALTZ
GEORGE U. WINNEY III
AARON C. SCHEPLER
LEONARD W. ARAGON

OF COUNSEL:

F. WILLIAM SHEPPARD
DIANE K. GEIMER

* ADMITTED IN CAL ONLY

** ADMITTED IN IND ONLY

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE

June 5, 2002

(602) 256-4422
sanderson@gblaw.com

VIA FACSIMILE & HAND DELIVERY

Hector Tapia, Senior Planner
Development Services Department
City of Tempe
31 East Fifth Street
Tempe, Arizona 85281

Re: Tempe Santa Fe Palms Townhomes

Dear Hector:

Per our discussion this morning, I am forwarding to you letters of support from some of our neighbors on the above-referenced project. The originals will be included in the hand-delivered version of this letter.

As part of our effort to communicate with our neighbors, George Ward has canvassed the neighborhood twice, starting last autumn when Strata first began considering this project and then again in May when the current site plan was finalized. In all, twelve neighbors have signed letters of support. This includes just over half (11 of 21) of all of the single family homes within 600 feet of the project. It also includes a majority (4 of 6) of those homes immediately adjacent to the site.

Six of the letters are dated May 2002. The Logans live directly across Libra Drive from the site, at the northeast corner of Libra and the Willow Drive cul de sac. The Slenczkas live one house in on the cul de sac. The Barrs live at the north end of the same cul de sac. Ms. Cooper owns the home two doors west of the site on Libra Drive. The Allens live northwest of the site on Juniper Street. In addition to these residential neighbors, the Sol Hoff Company, which owns the southeast corner of the adjacent shopping center, also has signed a letter indicating its support.

In addition, we have also enclosed some letters from last November. The McDonalds and the Browns face the project from across Libra Drive. The Park-Fullers are our neighbors to the

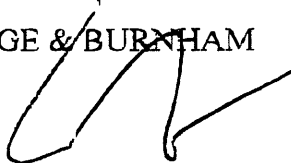
Hector Tapia
June 5, 2002
Page 2

immediate west, adjacent to the site. Mr. Glenn lives two doors west of the Park-Fullers. The Williams live northwest of the site, across the street from the Allens. The Porters live across the street from the Williams.

Please let me know if you have any questions regarding this information.

Sincerely,

GAMMAGE & BURNHAM



By

Stephen W. Anderson

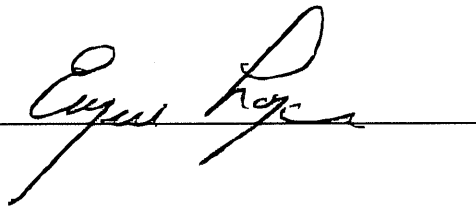
Enclosures
SWA/klp

May 22, 2002

Full Name: Eugene Logan

Address: 1702 E Libra Dr.
Tempe AZ 85283

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

x 

May 22, 2002

Full Name: *Michael J. Slawczko*

Address: *6116 S. Willow dr
Tempe, AZ 85283*

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

x *[Signature]*

May 22, 2002

Full Name: *CONNIE BEAN*

Address: *6105 S WILLOWS DR*

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

x *Connie Bean*

May 28, 2002

SHIRLEY COOPER

Full Name:

Address:

1607 E LIBRA DR. TEMPE

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

x Shirley Cooper

May 28, 2002

Full Name: *Judith D. Allen*

Address: *6115 S. Juniper St,
Tempe, AZ 85283*

I have reviewed the site plan for the 22 town home community proposed by Strata Development at 1707 E. Libra Drive and I am in support of this project.

x *Judith D. Allen*

Sol Hoff Company, L.L.C.
P.O. Box 64058
Tucson, AZ 85728-4058

Telephone Facsimile

To: George Ward
Organization: Strata Development
Telephone: 480-703-6622
Facsimile: 480-345-6157

From: Daniel Hofstadter
Facsimile: (520) 577-2535
Telephone: (520) 747-3282

Subject: Townhouse Development
Date: 22 May, 2002

Number of Pages including Cover Page: 1

To Whom it May Concern:

We own the property at 6350 S. McClintock Drive in Tempe. We have reviewed the layout of the 22 townhouse development proposed at 1707 E. Libra by Strata Development. Based on the information in our possession, we see no reason to oppose this project.



Daniel Hofstadter
Sol Hoff Company

Telephone (520) 747-3282 / Facsimile (520) 577-2535

J10

October 21, 2001

Full Name: JAMES L. McDONALD JR

Address: 1708 E. LIBRA DR
Tempe AZ 85283 (480) 756-0399

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

x James L. McDonald +

JH

October 21, 2001

Full Name: *PETER & BRENDA BROWN*

Address: *1714 E. LIBRA DR.*

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

x *Brenda Brown*

October 21, 2001

Full Name: *ROBERT PARK-FULLER*

Address: *1613 E. LIBRA DRIVE*

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

x *Robert Park-Fuller*

November 11, 2001

Full Name: *RUSS GLENN*

Address: *1601 E. Libra Dr.*

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

Russ Glenn

November 11, 2001

Full Name: *MARY WILLIAMS*

Address: *1535 E. GEMINI DR.*

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

x *Mary S. Williams*

J15

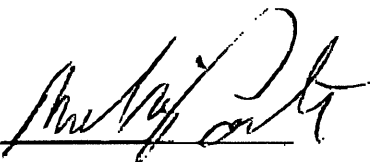
November 11, 2001

Full Name: *Mike & Vickie PORTER*

Address: *1542 E. GEMINI DR.*

This letter is to verify that George Ward has been in contact with me regarding building a townhouse project at 1707 E. Libra Drive (the NW parcel of the NW corner of Guadalupe Rd. & McClintock Dr.)

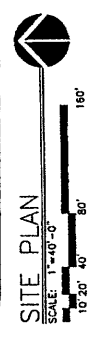
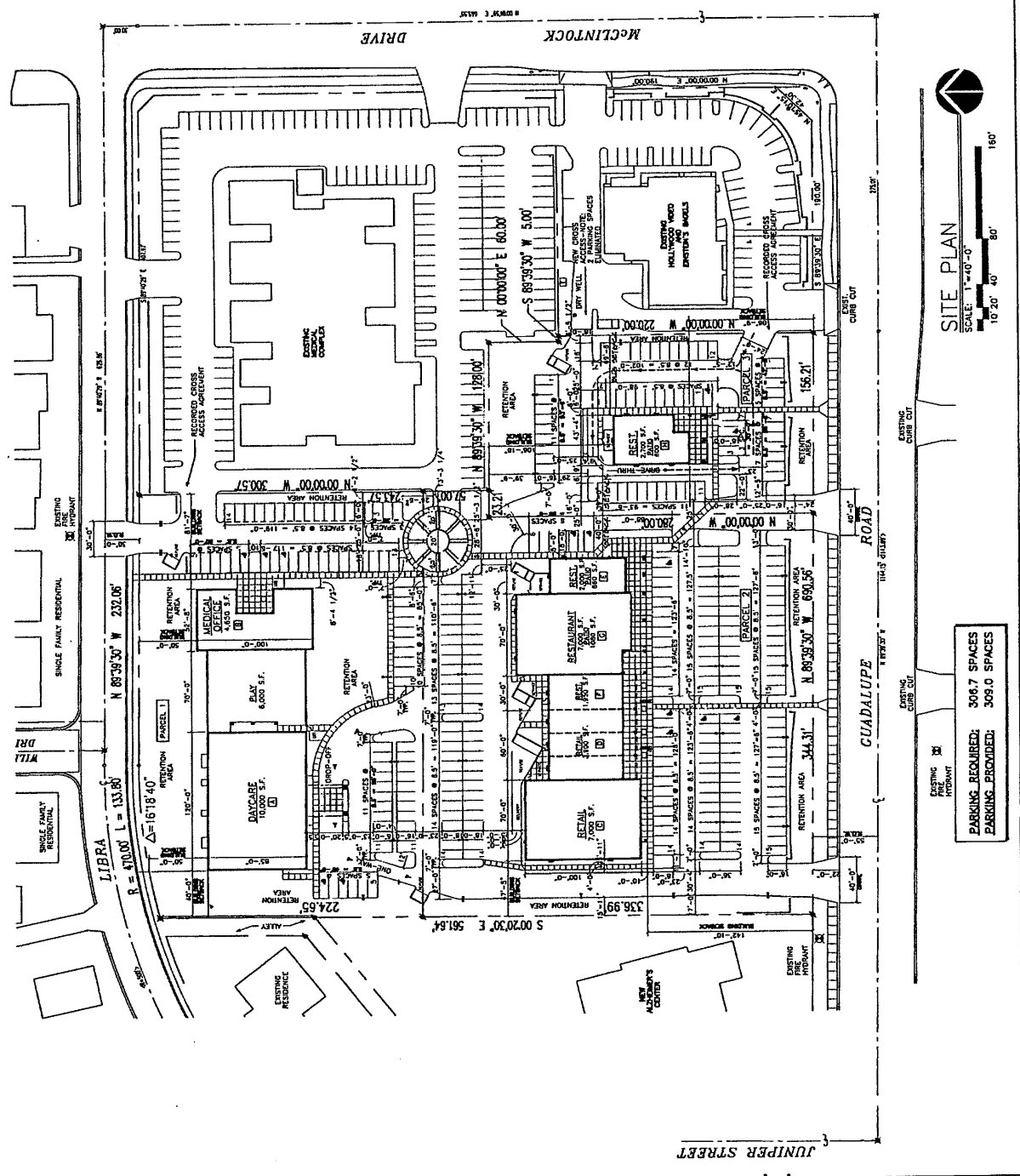
I would not be opposed to this project as long as George Ward continues to communicate with me about issues such as privacy, landscaping, and architectural design.

x 

116

4th AMENDED GENERAL
 AND FINAL PLAN
 OF DEVELOPMENT
 SITE PLAN

BOOK 497 PAGE 27
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDS
 99-0284173
 03/26/99 10:11



K.

ORDINANCE NO. 808.2002.05

AN ORDINANCE AMENDING SECTION I OF PART 2.F. OF
ORDINANCE NO. 808 OF THE CITY OF TEMPE AND THE
DISTRICT ZONING MAP ACCOMPANYING AND MADE
PART OF THE SAID ORDINANCE NO. 808.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, as follows:

SECTION 1. That Section I.2.F. of Ordinance No. 808 of the Zoning Ordinance of the City of Tempe and the District Zoning Map of the City of Tempe accompanying and made a part of the said Ordinance No. 808 be and they are hereby amended by removing the below described property from the PCC-1 Planned Commercial Center and including it in the R1-PAD One Family Residential.

LEGAL DESCRIPTION

A portion of Parcel 1, TEMPE SANTA FE PALMS,
according to the plat of record in the office of the county
recorder of Maricopa County, Arizona, as recorded in Book
497 of Maps, Page, 26, being located in the Southeast
quarter of Section 2, Township 1 South, Range 4 East of
the Gila and Salt River Base and Meridian, Maricopa
County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 1;

THENCE South 00 degrees 18 minutes 50 seconds East a
distance of 243.55 feet;

THENCE North 89 degrees 57 minutes 45 seconds West a
distance of 16.84 feet to a point on the arc of a non-tangent
curve concave to the South, a radial line of said curve
through said point having a bearing of North 64 degrees 30
minutes 22 seconds East;

2

THENCE Northwesterly and Westerly along the arc of said curve, to the left, having a radius of 29.94 feet, with a chord of North 80 degrees 45 minutes 55 seconds West 49.21 feet, and a central angle of 110 degree 32 minutes 34 seconds for an arc distance of 57.76 feet to a non-tangent line;

THENCE South 88 degrees 40 minutes 01 seconds West a distance of 300.19 feet;

THENCE North 00 degrees 00 minutes 44 seconds East a distance of 223.96 feet to a point n the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of North 16 degrees 16 minutes 18 seconds West;

THENCE Easterly along the arc of said curve, to the right, having a radius of 470.00 feet, with a chord of North 81 degrees 53 minutes 02 seconds East 133.35 feet, and a central angle of 16 degrees 18 minutes 39 seconds for an arc distance of 133.80 feet to a point of tangency;

THENCE South 89 degrees 57 minutes 39 seconds East a distance of 232.13 feet to the POINT OF BEGINNING.

Containing 1.9768 acres or 86,110 square feet, more or less.

SECTION 2. Further, those conditions of approval imposed by the City Council, Case #ZON-2002.05 are hereby expressly incorporated in ordinance by this reference.

PASSED AND ADOPTED by the City Council of the City of Tempe, Arizona, this ____ day of _____, 2002.

Mayor

ATTEST:

City Clerk

41

APPROVED AS TO FORM:

City Attorney

Development Services Director

L2
